

Heldenfels, Leane

C15-2014-0159

From: McDonald, John
Sent: Monday, December 22, 2014 3:36 PM
To: Heldenfels, Leane
Subject: 3-sided lot (2224 Parkway)

See pasted below.

25-1-22 - MEASUREMENTS.

(D) In determining required yards and setbacks for an irregularly shaped lot or a lot bounded by only three lot lines, the rear lot line is:

- (1) a line ten feet long;
- (2) parallel to the front lot line; and
- (3) at the most distant location from the front lot line.

(41) FRONT LOT LINE means:

- (a) for an interior lot, the lot line abutting the street;
- (b) for a corner lot, the lot line designated as the front lot line by a subdivision or parcel map, or, if none, the shorter lot line abutting a street;
- (c) for a through lot, the lot line abutting the street that provides the primary access to the lot; and
- (d) for a flag lot, the lot line designated as the front lot line by a subdivision or parcel map, or if none, the line determined by the building official to be the front lot line.

The code is so vague on an irregularly shaped lot and the definition of a front lot line we considered the front on Parkway with a street side yard on Windsor.

Respectfully,
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